

Chairperson: Supervisor Michael Mayo, Sr.
Committee Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE TO REDEVELOP THE PARK EAST

Tuesday, May 24, 2005, 10:00 A.M.

Milwaukee County Courthouse, Room 201-B

M I N U T E S

CASSETTE #5: Side A, #006-EOT
CASSETTE #5: Side B, #001-#340

PRESENT: Supervisors Coggs-Jones, Johnson, Broderick, Rice and Mayo (Chair)

Scheduled Items:

1. Presentation by Full Spectrum of NY, LLC and Schultz Development Group, LLC of their idea for the development of the Park East corridor as a model for collaborative development based upon their previous experiences. (Tape #5A-#493)

APPEARANCES:

Jeff Reimer, Executive Vice President, Bovis Land Lease
Yvonne Isaac, Vice President, Director of Operations, Full Spectrum of NY, LLC
Carlton Brown, Chief Operating Officer and Owner, Full Spectrum of NY, LLC
Robert Schultz, President, Schlutz Development Group
Lyle Balistreri, Milwaukee Building and Construction Trades Council

Full Spectrum of NY, LLC provided a power point presentation.

Questions and comments ensued.

Mr. Balistreri provided comments in support of Full Spectrum of NY, LLC and indicated that he would have no problem working with them.

Chairman Mayo clarified with Full Spectrum of NY, LLC that they were before the Committee to provide a presentation about their organization. They have not submitted a proposal. However, if and when they decide to submit a proposal, it will be forwarded directly to Craig Dillmann. It would then be included in and scored with the other proposals submitted.

This item was taken out of order.

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Scheduled Items (Continued):

2. From the Economic and Community Development Division, a verbal report providing information on: (Tape #5A-#24)

APPEARANCE:

Craig Dillmann, Milwaukee County Real Estate Manager

A. The time schedule of review of proposals for Block 1. (Tape #5A-#37)

Mr. Dillmann provided a timeline for Block 1E which is also known as Block 26 on the redevelopment plan. Two proposals came in as of the deadline of April 15, 2005. The initial meeting of the review panel was on May 4, 2005. On May 11, 2005 proposer interviews were conducted with the two proposers. Written responses from the proposers relative to questions raised at the May 11th interview were received on May 16, 2005. On May 19, 2005 the final meeting of the review panel took place and the evaluation of the two proposals were completed. The June 13th cycle is the envisioned timeframe for staff to present the proposals to the Economic and Community Development Committee (per the call of the Chair) and then to the County Board at its June 23rd County Board meeting. If there is a recommended proposal, after the County Board and County Executive act on it, the commencement of the nine-month option will be granted to the successful proposer. If need be, there would be a three month extension. There would be a total of 12 months of contractual control of Block 1E (Block 26). This timeframe is for the proposer to seek any and all necessary improvements, permits and licenses. Closing would follow after whatever is needed is taken care of. Construction must begin within 90 days of closing and construction must be completed within 24 months of commencing that construction.

Chairman Mayo requested that Glenn Bultman, Brian Dranzik and Martin Weddle of County Board staff meet with Mr. Dillmann to review the proposals.

B. The time schedule of review of proposals for Block 2. (Tape #5A-#101)

Mr. Dillmann reviewed the time schedule for proposals for Block 2E (Block 22 in the redevelopment plan). The proposals for Block 2E are on the market now. They were released the first week in May. They are available by means of hard copy, as well as a computer disk and the Milwaukee County website. May 18th was the pre-submittal information meeting. Participants included the County Board Real Estate staff, Department of City Development staff, County Board staff and the Director of the Milwaukee County Community Business Development Partners. The Proposals for Block 2E are due on Friday, July 29th at 4:00 p.m.

C. Update on appraisals for the balance of the Park East lands.

(Tape #5A-#139)

All appraisals must be reviewed and approved by the State of Wisconsin to establish Milwaukee County's asking prices. Appraisals for Block 1E and Block

Scheduled Items (Continued):

2E are completed; No appraisal is needed for Block 3E (Block 18) because this is designated on the City's redevelopment plan as an open space parcel; Appraisals for Blocks 4E and 5E are also completed. The DOT has the appraisal for 4E in their possession; County staff is currently reviewing the appraisal for 5E; the appraisal for 6E is completed and has been approved by the State. Staff is awaiting a written response as to the approved price; the appraisal is on-going for 4W (first block west of the river); there are quite a few Milwaukee Metropolitan Sewerage District (MMSD) facilities on the 4W quadrant and MMSD has engaged their consultant to give the County a very clear picture as to the encumbrances of those facilities; appraisals for 2W and 3W will take place after 4W is complete. The information gathered on 4W will be instrumental when dealing with 2W and 3W; the appraisal for 1W (staging area for Marquette Interchange) will take place later in the future as the Marquette Interchange project gets closer to completion.

D. Explanation of the process of determining the site for the Request for Proposals (RFP) for the lands that are adjacent to the M & I parking lot parcel (Blocks 4 East and 5 East) (Tape #5A-#341)

As part of the appraisal process, what the County have done, in concert with M & I, is to value the parcels and request that the valuation consider the respective pieces to the puzzle so the valuation and the environment impairment will be able to, based on the values and impairment of the respective pieces, begin to discuss how the ownerships compare. The redevelopment plan shows three parcels, divided by an alley. After staff has sat down with M & I and gone through all the hashing out, there would be an action by the County Board relative to the exchange or the conveyance of respective ownerships. There have already been discussions with the feds and State about this and they see this as being a logical approach.

3. Discussion of other issues concerning the preparation of RFP's for the balance of the Park East lands. (Tape 5A-#386)

APPEARANCE:

Glenn Bultman, Legislative Research Analyst
Craig Dillmann, Real Estate Manager
Supervisor John Weishan, 16th District
Supervisor Marina Dimitrijevic, 4th District

Mr. Bultman raised questions as to when Blocks 4W, 3W and 2W will be on the market.

Mr. Dillman advised that the reason they advanced 4W was because they saw the challenges of dealing with the County and M & I on this rather complex issue.

Chairman Mayo expressed concern relative to an article in the Business Journal, wherein it mentioned that someone from the Economic and Community

Scheduled Items (Continued):

Development staff indicated that the County would start combining a number of lots at the same time. Since this has been identified, Chairman Mayo would like to assure that everything is on the market at the same time. Also Chairman Mayo would like for staff to make sure that the PERC is involved with the RFP.

Supervisor Broderick raised questions and concerns about green space. He indicated that green space seems sparse. Glenn Bultman indicated that there needs to be further discussions as to green space and exactly how it will fit in.

Supervisor Wieshan requested clarification as to the Committee's intention. He asked if the Committee's intention is to get everything east of the river out on the street at one time to see what kind of creative developments take place or if staggered parcels are going to continue to be put out for RFP.

Chairman Mayo indicated that it is the Committee's intention to get everything out at the same time.

Mr. Dillmann indicated that it is important to note that if it is the Committee's intent to put everything out at the same time, there may be a lag of time.

Supervisor Rice clarified that the direction of the Committee will be to market individual parcels, but do them simultaneously.

Supervisor Dimitrijevic expressed concern about a venue, which is not currently available, for a developer to respond to an RFP for multiple parcels.

Chairman Mayo advised that the process would be cleaned up.

The Committee took a five-minute break at approximately 10:40 a.m. and returned at approximately 10:45 a.m. with the same five Committee members present as before.

This meeting was recorded on tape, which is available for audit upon prior request of the Committee Clerk. Any written documents submitted may be reviewed upon request of the Committee Clerk. The official copy of these minutes is available in the County Board office.

Adjourned: 11:40 a.m.

Linda

Linda Durham, Committee Clerk

<i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities 278-3932 (voice) or 278-3937 (TTD) upon receipt of this notice.</i>
